

# Riverside/Brooklyn Office Suite For Lease

707 Peninsular Place, Suite 100  
Jacksonville, Florida 32204

*For Lease*



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# PROPERTY DESCRIPTION

**Location:** Brooklyn/Five Points/Riverside submarket with easy access to downtown, I-95 & I-10.

**Suite Includes:** Four offices and a copy room plus full shared use of reception area, 1<sup>st</sup> floor kitchen, and 2 large conference rooms. Space includes a receptionist to greet guests and accept deliveries, electric, internet and janitorial.

**Parking:** Adequate

**Year Built / Renovated:** 1956 & 1996

**Zoning:** CBD – Central Business District

**Tenant Uses:** Great professional office. Ideal for small law firm, accounting firm, insurance agent, mortgage broker, etc.

**Full Service Lease Rate:** \$2,495.00 per month



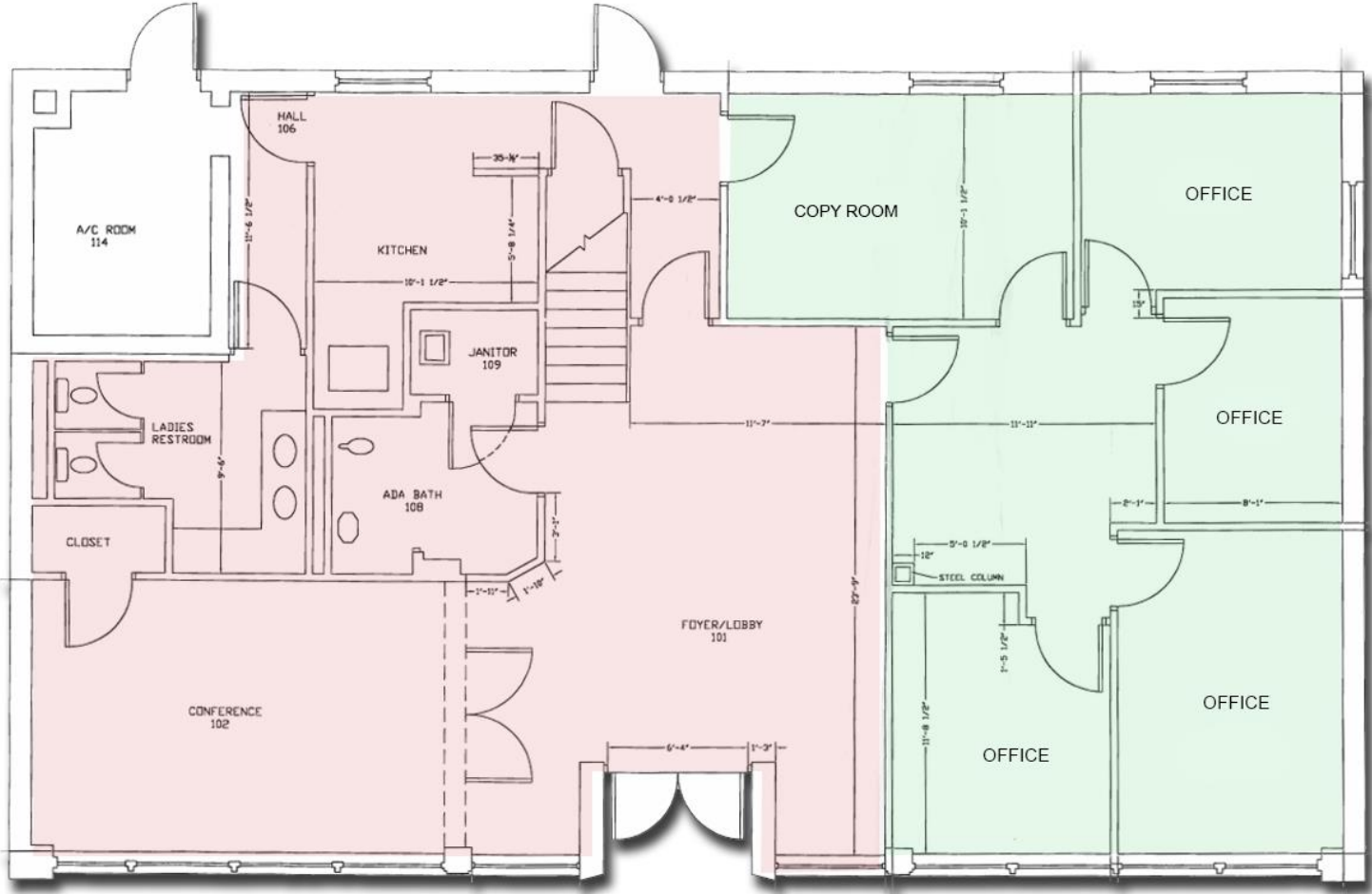
# FLOOR PLAN



Common Area  
Shared By All



Office Suite  
For Lease





# INTERIOR PHOTOS





# AERIAL LOCATION MAP

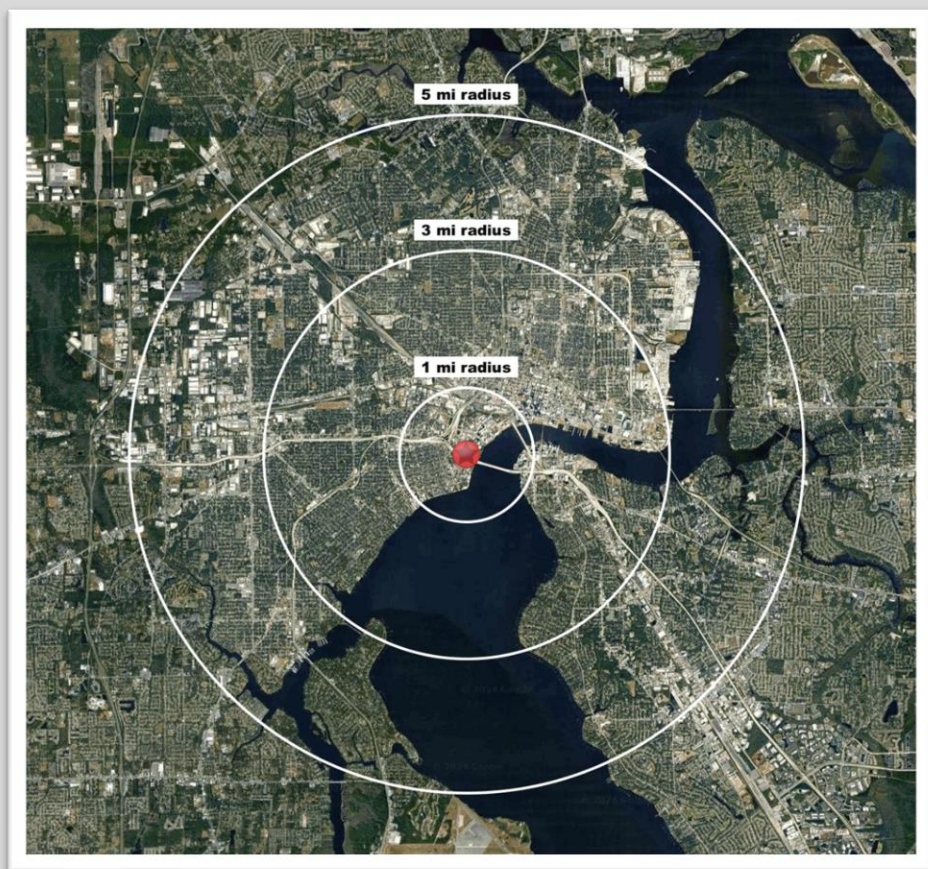




# AREA DEMOGRAPHICS



## 707 Peninsular Place, Jacksonville, Florida 32204



	1 MILE	3 MILES	5 MILES
<b>2023 Population</b>	8,506	83,894	188,153
<b>2028 Projected Population</b>	9,946	90,459	198,228
<b>2023 Total Households</b>	4,851	37,402	80,453
<b>2028 Projected Households</b>	5,823	40,819	84,856
<b>Average Household Income</b>	\$81,288	\$86,595	\$86,754
<b>2023 Median Age</b>	48.8	39.1	38.6
<b>2023 Total Housing Units</b>	5,450	43,576	92,816
<b>2023 Total Businesses</b>	1,455	8,480	16,859

